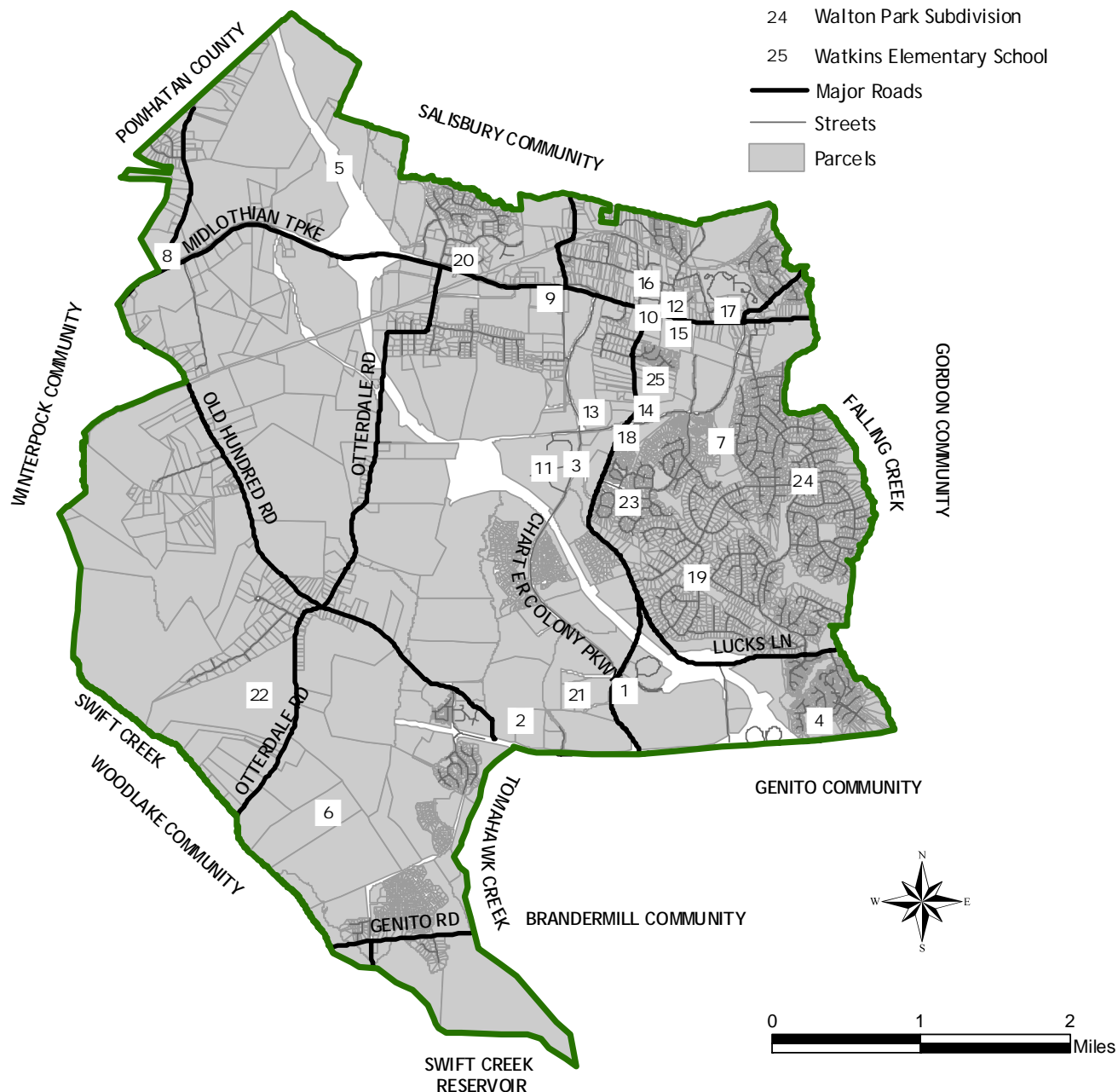


Midlothian

Midlothian Features

- | | | |
|-------------------------------|-----------------------------------|---------------------------------------|
| 1 Centerpointe Office Park | 8 Historic Hallsborough Tavern | 16 Midlothian Post Office |
| 2 Centerpointe Subdivision | 9 Historic Ivymount House | 17 Midlothian Station Shopping Center |
| 3 Charter Colony Subdivision | 10 Historic Village of Midlothian | 18 Midlothian YMCA |
| 4 Evergreen Elementary School | 11 John Tyler Community College | 19 Queensmill Subdivision |
| 5 Future Route 288 | 12 Midlothian Fire Station | 20 Sommerville Industrial Park |
| 6 Greenspring Subdivision | 13 Midlothian High School | 21 St. Francis Medical Center |
| 7 Grove Shaft Park | 14 Midlothian Library | 22 Summerlake Subdivision |
| | 15 Midlothian Middle School | 23 The Grove Subdivision |
| | | 24 Walton Park Subdivision |
| | | 25 Watkins Elementary School |



Midlothian Community Profile

(All data is for 2004 unless noted otherwise: see notes on pages 88-89)

Strengths

- Low rental occupancy rates of single-family houses
- Single-family housing assessment trend from 2000 through 2004
- Residential code enforcement complaints per capita
- Police calls for service per capita
- Group A crime incidents per capita
- Group A crime incident trend from 2000 through 2004
- Persons on probation per capita
- Emergency medical calls for service per capita
- Religious, neighborhood, and community organizations per capita

Challenges

- Housing turnover

Community Characteristics

- High rate of population growth from 2000 through 2005
- High rate of single-family housing growth
- High rate of overall housing growth
- Low residential density
- High percentage of multifamily (condos, town-houses and apartments) housing units
- Newer single-family houses
- Larger single-family houses
- Higher resale single-family housing prices
- Higher resale single-family housing price changes from 2000 through 2004
- Few home business licenses issued per capita



Midlothian Fire Station

Midlothian Community Summary

| POPULATION GROWTH | Year(s) | Measure | Midlothian | County |
|---|-----------|--|------------|---------|
| Population | 2005 | Number of Persons | 15,200 | 291,000 |
| Average Annual Population Growth | 2000-2005 | Numerical Increase | 4,000 | 32,400 |
| Average Annual Population Growth | 2000-2005 | Percentage Increase | 6.3% | 2.4% |
| Projected Annual Population Growth | 2006-2011 | Numerical Increase | 7,200 | 34,000 |
| Projected Annual Population Growth | 2006-2011 | Percentage Increase | 6.7% | 1.9% |
| HOUSING GROWTH (Based on Building Pemit Issued for | | | | |
| Single-Family Housing Growth | 2004 | Numerical Increase | 370 | 2,482 |
| Single-Family Housing Growth | 2004 | Percentage Increase | 8.9% | 2.8% |
| Multifamily(Apt, TH, Condo) Housing Growth | 2004 | Numerical Increase | 386 | 1,179 |
| Multifamily(Apt, TH, Condo) Housing Growth | 2004 | Percentage Increase | 37.6% | 6.2% |
| Overall Housing Growth (includes mobile homes) | 2004 | Numerical Increase | 757 | 3,697 |
| Overall Housing Growth (includes mobile homes) | 2004 | Percentage Increase | 14.6% | 3.5% |
| GROWTH POTENTIAL | | | | |
| Housing Unit Growth Potential | 2004 | Units on Planned Land | 12,669 | 105,259 |
| Housing Unit Growth Potential | 2004 | Units on Zoned Land | 6,518 | 40,772 |
| Subdivision Potential (tentative subdivision plats) | 2004 | Vacant Recorded Lots | 1,062 | 9,510 |
| Subdivision Potential (recorded subdivision lots) | 2004 | Approved Tentative Lots | 1,775 | 4,314 |
| Vacant Property | 2004 | Number of Parcels | 1,435 | 16,290 |
| Vacant Property | 2004 | Acres | 7,306 | 126,444 |
| Underimproved Property (minimal improved value) | 2004 | Number of Parcels | 99 | 1,960 |
| Underimproved Property (minimal improved value) | 2004 | Acres | 618 | 20,300 |
| HOUSING CONDITIONS | | | | |
| Housing Density | 2004 | Units Per Acre | 0.43 | 0.41 |
| Single-Family Housing | 2004 | Units | 4,398 | 89,884 |
| Single-Family Housing | 2004 | Percentage of All Housing Units | 75.0% | 81.8% |
| Multifamily(Apt, TH, Condo) Housing | 2004 | Units | 1,466 | 17,301 |
| Multifamily(Apt, TH, Condo) Housing | 2004 | Percentage of All Housing Units | 25.0% | 15.7% |
| Owner Occupied Single-Family Housing | 2004 | Units | 4,101 | 80,259 |
| Owner Occupied Single-Family Housing | 2004 | Percentage of All Housing Units | 93.2% | 89.3% |
| Renter Occupied Single-Family Housing | 2004 | Units | 297 | 9,625 |
| Renter Occupied Single-Family Housing | 2004 | Percentage of All Housing Units | 6.8% | 10.7% |
| Rental Occupancy Trend | 2000-2004 | Percentage Change | 1.2% | 1.2% |
| Age of Single-Family Housing | 2004 | Median Age in Years | 16 | 20 |
| Size of Single-Family Housing | 2004 | Median Size in Square Feet | 2,178 | 1,830 |
| Single-Family Housing Turnover | 2004 | Percentage of Units Sold | 7.28% | 6.29% |
| Single-Family Housing Maintenance/Reinvestment | 2004 | Average Building Permit Value Per Unit | \$289 | \$274 |
| Residential Code Complaints | 2004 | Number | 61 | 3,721 |
| Residential Code Complaints | 2004 | Per Capita | 0.004 | 0.013 |

Midlothian Community Summary

| HOUSING VALUES | | | | |
|--|-----------|-----------------------------|-----------|-----------|
| All Houses: Median Sales Price | 2004 | Sales Price | \$252,720 | \$180,000 |
| All Houses: Median Sales Price - amount | 2003-2004 | Sales Price Increase | \$42,520 | \$18,000 |
| All Houses: Median Sales Price - Percentage | 2003-2004 | Sales Price Increase | 20.2% | 11.1% |
| All Houses: Median Sales Price Trend - amount | 2000-2004 | Annual Sales Price Increase | \$14,544 | \$9,800 |
| All Houses: Median Sales Price Trend - Percentage | 2000-2004 | Annual Sales Price Increase | 7.02% | 6.56% |
| New Houses: Median Sales Price | 2004 | Sales Price | \$322,500 | \$249,562 |
| New Houses: Median Sales Price - amount | 2003-2004 | Sales Price Increase | \$88,370 | \$35,762 |
| New Houses: Median Sales Price - Percentage | 2003-2004 | Sales Price Increase | 37.7% | 16.7% |
| New Houses: Median Sales Price Trend - amount | 2000-2004 | Annual Sales Price Increase | \$19,221 | \$14,962 |
| New Houses: Median Sales Price Trend - Percentage | 2000-2004 | Annual Sales Price Increase | 7.33% | 7.39% |
| Resale Houses: Median Sales Price | 2004 | Sales Price | \$217,500 | \$164,950 |
| Resale Houses: Median Sales Price - amount | 2003-2004 | Sales Price Increase | \$42,500 | \$17,950 |
| Resale Houses: Median Sales Price - Percentage | 2003-2004 | Sales Price Increase | 24.3% | 12.2% |
| Resale Houses: Median Sales Price Trend - amount | 2000-2004 | Annual Sales Price Increase | \$13,500 | \$8,890 |
| Resale Houses: Median Sales Price Trend - Percentage | 2000-2004 | Annual Sales Price Increase | 7.71% | 6.48% |
| New Houses vs Resale Houses: Sale Prices | 2004 | Percentage Difference | 148.3% | 151.3% |
| All Houses: Assessment Trend - amount | 2000-2004 | Average Annual Increase | \$9,497 | \$7,244 |
| All Houses: Assessment Trend - Percentage | 2000-2004 | Average Annual Increase | 5.92% | 5.26% |
| All Houses: Assessment Increase | 2003-2004 | Increase | \$17,581 | \$11,432 |
| All Houses: Assessment Percentage Change | 2003-2004 | Increase | 10.2% | 7.7% |
| PUBLIC SAFETY | | | | |
| Police Calls For Service | 2004 | Per Capita | 0.31 | 0.45 |
| Group A Crime Incidents | 2004 | Per Capita | 0.030 | 0.059 |
| Group A Crime Incident Trend | 2000-2004 | Annual Change Per Capita | -2.88% | 0.82% |
| Violent Crime Incidents | 2004 | Per Capita | 0.007 | 0.012 |
| Property Crime Incidents | 2004 | Per Capita | 0.012 | 0.027 |
| Quality of Life Crime Incidents | 2004 | Per Capita | 0.010 | 0.017 |
| Persons on Probation | 2004 | Per Capita | 0.002 | 0.003 |
| Emergency Medical Calls For Service | 2004 | Per Capita | 0.049 | 0.068 |
| Fire Calls For Service | 2004 | Per Capita | 0.024 | 0.024 |
| Traffic Accidents | 2004 | Per Capita | 0.022 | 0.022 |
| BUSINESSES | | | | |
| Business (licensed) | 2004 | Per Capita | 0.058 | 0.058 |
| Home-Based Businesses (licensed) | 2004 | Per Capita | 0.026 | 0.029 |
| Employment (excluding government jobs) | 2003 | Number of Jobs | 3,821 | 91,278 |
| COMMUNITY LIFE | | | | |
| Community and Other Organizations | 2004 | Per Capita | 0.0034 | 0.0027 |